

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

21 Mitchell Road, Stratford Vic 3862

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$479,000

Median sale price

Median price

\$425,000

Property Type

House

Suburb

Stratford

Period - From

01/10/2021

to

31/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	18 Mitchell Rd STRATFORD 3862	\$489,500	19/01/2022
2	18 Killeen St STRATFORD 3862	\$469,000	26/11/2021
3	13 Mountainview Dr STRATFORD 3862	\$467,000	16/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/03/2022 09:17



4 2 2

Rooms: 7

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



18 Mitchell Rd STRATFORD 3862 (VG)

Agent Comments

3 - -

Price: \$489,500

Method: Sale

Date: 19/01/2022

Property Type: House (Res)

Land Size: 841 sqm approx



18 Killeen St STRATFORD 3862 (REI)

Agent Comments

4 2 2

Price: \$469,000

Method: Private Sale

Date: 26/11/2021

Property Type: House

Land Size: 800 sqm approx



13 Mountainview Dr STRATFORD 3862 (REI)

Agent Comments

3 2 2

Price: \$467,000

Method: Private Sale

Date: 16/03/2022

Property Type: House

Land Size: 807 sqm approx